

**CITY COUNCIL REVIEW SHEET
SITE PLAN- SHORELINE MODIFICATION**

CASE NUMBER: SPC-2011-0327C

CITY COUNCIL DATE: 06-28-2011

PARKS BOARD DATE: 05-22-2011

PROJECT NAME: Boardwalk Trail at Lady Bird Lake

ADDRESS: 1820 S. Lakeshore Blvd.

WATERSHED: Lady Bird Lake (Urban)

AREA: 7,000 feet of trail/boardwalk (approximately 7.3 acres for the limits of construction all within easements, COA property, or ROW)

NPA: South River City/Riverside

EXISTING ZONING: P-Public

PROPOSED USE: Public, Parks and Recreation Services

APPLICANT: City of Austin – Public Works (David Taylor)
P.O. Box 1088
Austin, TX 78767 (512) 974-7132

AGENT: Eclipse Environmental & Engineering, Inc. (Bill McCurley)
8705 Shoal Creek Blvd., Ste. 200
Austin, TX 78757 (512) 323-6350

ENGINEER: Jacobs Engineering Group, Inc. (Adam Koransky)
2705 Bee Caves Road, Ste. 300
Austin, TX 78746 (512) 314-3100

PDRD STAFF: Sue Welch (512) 974-3294
Sue.welch@austintexas.gov

George Zapalac (512) 974-2725
George.Zapalac@austintexas.gov

PROPOSED DEVELOPMENT/REQUEST: The proposed Capital Improvement Project consists of approximately 7000 feet of hike and bike trail and associated amenities. The project passes through many separate properties consisting of private land (with easements) and City-owned property, including the river bed and right-of-way. The plan includes construction of one restroom and multiple shade structures.

The applicant is requesting approval under section 25-8-651 (Relocation of the Shoreline between Tom Miller Dam and Longhorn Dam) of the Land Development Code, in order to complete nine abutments and level trails in eight areas for the Boardwalk Trail at Lady Bird Lake project. City Council approval is required to modify the shoreline and relocate existing earth material in the Lady Bird Lake floodplain. The proposed relocations will all be within City property or easements.

The request is to approve a resolution authorizing the relocation of portions of the Lady Bird Lake shoreline between Tom Miller Dam and Longhorn Dam in order to complete abutments and level trails for the Boardwalk Trail at Lady Bird Lake project (SPC-2011-0327C).

SUMMARY/STAFF RECOMMENDATION: The request will include grading and modifications to the shoreline area in order to construct the abutments for the boardwalk to come onshore and to level the trail. The limits of construction are approximately 305,600 square feet. Parks Board approval was required in order to place fill in Lady Bird Lake, as per 25-8-652, but the ultimate decision regarding modification of the shoreline, LDC 25-8-651, falls under the purview of the City Council. The site plan will comply with all requirements of the Land Development Code prior to its release.

This proposal will not endanger a public water supply, water supply system, storm or sanitary sewer system or any other public utility facility; it will not create a hazard to swimming or navigation; it will not cause any hazard to the operation or maintenance of a dam, bridge or other structure; it will not materially and adversely affect the enjoyment of Lady Bird Lake. If similar applications were granted for similarly situated properties, the water storage and flood capacity of the Colorado River basin would not be materially reduced.

Staff recommends approval of the relocation of the shoreline, in order to complete abutments and level trails for the Boardwalk Trail at Lady Bird Lake project (SPC-2011-0327C). The site plan will meet all other conditions of the Land Development Code.

PREVIOUS COUNCIL ACTION:

March 27, 2008: Council approved the negotiation and execution of a professional services agreement with Carter & Burgess, Inc.;

March 5, 2009: Council approved the alignment of the Boardwalk Trail at Lady Bird Lake as a preliminary concept;

October 15, 2009: Council approved the negotiation and execution of an amendment to the professional services agreement for additional design services to route more of the trail over land;

May 26, 2011 Council approved a second amendment for additional design services to complete construction.

PARKS BOARD ACTION:

05/22/2012: Parks Board recommended approval of Shoreline Modification (7-0 consent)

12/06/2011: voted to approve the design of the Boardwalk at Lady Bird Lake.

ENVIRONMENTAL BOARD ACTION:

06/06/12: Environmental Board recommended approval of Shoreline Modification and Floodplain variance (4-0)

2009: Joint presentation to Parks Board and Environmental sub-committee

WATERFRONT PLANNING ADVISORY BOARD:

06/11/12: Recommended approval of the site plan with concerns that the Boardwalk's design has no connectivity to future redevelopment, therefore it takes away negotiating power to require redevelopment to provide green space and a trail along Lady Bird Lake along it's path. Also, that the wishes of a few residents in that area, who probably won't be there in 10-20 years, pushed the Boardwalk 50-70 feet away from the shore, further isolating the trail is problematic. (4-0)

11-14-2011: Briefing/presentation.

PLANNING COMMISSION: Tentatively scheduled on 07/10/12 for review and recommendation of the Conditional Use Permit site plan.

CASE MANAGER: Sue Welch Telephone: 974-3294
Sue.Welch@austintexas.gov

PROJECT INFORMATION: 7,000 feet of trail/boardwalk

ZONING: P, Public

PROPOSED USE: Parks and Recreational Services

LIMITS OF CONSTRUCTION: 7.1 Acres

PROPOSED BLDG. CVR: 425 sf (.29 FAR)

EXISTING PARKING: 200 on street (Lakeshore Blvd.) **PROPOSED PARKING:** 2

WATERFRONT OVERLAY

PRIMARY SETBACK: Impervious Cover allowed: 15% Proposed: 0%

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Lakeshore Blvd.	120'	35'	Collector

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Monorail Project
 Austin Neighborhood Council
 City of Austin Downtown Commission
 Cristo Rey Neighborhood Association
 Crossing Garden Home Association
 Del Valle Community Coalition
 Downtown Austin Neighborhood Association
 Downtown Austin Neighborhood Coalition
 East Cesar Chavez Neighborhood Association
 East Cesar Chavez Neighborhood Plan Team
 East Riverside/Oltorf Neighborhood Plan Team
 El Concilio Coalition of Mexican American Neigh. Assn.
 East Town Lake Citizens Neighborhood Association
 Greater East Austin Neighborhood Association
 Greater South River City Combined Neighborhood Team
 Guadalupe Neighborhood Association
 Holly Neighborhood Coalition
 Homeless Neighborhood Association
 Home Builders Association of Greater Austin
 League of Bicycling Voters
 PODER
 Real Estate Council of Austin
 Riverwalk Condo Association
 Save Town Lake Organization
 Sierra Club, Austin Regional Group
 South Central Coalition
 South River City Citizens

Southeast Austin Neighborhood Alliance
Super Duper Neighborhood Objectors and Appealers Organization
United East Austin Coalition
Waterfront Condos HOA
Waterfront Planning Advisory Board